



**DJ Golden**  
**REAL ESTATE**

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**1202, 1818 Simcoe Boulevard SW**  
**Calgary, Alberta**

**MLS # A2236791**



**\$349,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 764
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d125
<b>Utilities:</b>	-

**Inclusions:** N/A

Unique corner air-conditioned unit with plenty of windows in this popular and active 55+ complex, Welcome to Dana Village &ndash; a vibrant 55+ community in the heart of Signal Hill, perfect for enjoying an active and connected lifestyle. This move-in-ready unit offers exceptional value, with heat and water included in the condo fees. The complex is packed with amenities, including a fitness centre, library, billiards, puzzle and hobby rooms, woodworking shop, dining area with kitchen, and more. You'll also find secure heated underground parking&mdash;with your parking spot as close to the elevators as possible&mdash;plus a car wash bay and additional storage. Everything you need for comfort and convenience. What really sets Dana Village apart is the strong sense of community. Residents enjoy a full calendar of social events, from group fitness classes and bingo to community dinners, card games, and daily coffee gatherings. It's an ideal place to stay active, meet new friends, and feel right at home. You're also just minutes from LRT access, transit, shopping, dining, parks, and walking/bike paths, with professional services close by. This end corner unit offers a more unique floor plan with extra windows and natural light. Professionally painted, clean, and ready to move in. Pet-friendly note: This is a second-floor unit, so only cats are permitted on upper levels (with board approval). This is a fantastic opportunity to join one of Calgary's most welcoming and well-equipped adult living communities.